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HOUSEHOLDER PLANNING APPLICATION: SUPPORTING DESIGN STATEMENT

Issue Date: 27th October 2023

Proposed Works at: 110 Maxwell Avenue
Westerton
Bearsden
East Dunbartonshire
G61 1HU

Client/ Applicant: Mr & Mrs Ahmed

Statement to be read in conjunction with drawings included in application.

The existing property is a standalone, traditional built, single storey cottage, the former Station Masters house, located adjacent to Westerton Train Station and just out with the **Westerton Garden Suburb** Conservation Area.

The train line and station platforms form the site boundary running from north west to south east, with the station building and parking to the north-west. Maxwell Avenue forms the northern site boundary and Westerton Business Centre forms the south-east boundary. Boundary treatments include high timber fencing to the platform edge, low timber fence with hedging/planting to station/ road, and red facing brick external wall construction & high metal fencing to boundary with the business centre.

The Title Deeds note an agreement with the railway governing body, that the 'owners' retain the use of and responsibility for the maintenance of, the strip of land between the boundary as identified on the Title drawing and the physical fence boundary to the platform edge. This area consists of raised bed with mature shrub planting. It is identified on the plans as a hatched area, but NOT included in any area calculations.

The house sits on a generous plot, with the principal/front elevation orientated towards the station and the side elevation having a frontage to Maxwell Avenue, albeit the property is somewhat concealed from view due to the topography of the site and mature gardens. The plot is accessed via a pedestrian walkway to from the station parking/ drop-off area; and vehicular access directly from the road, to the side/rear of the garden, with off-street parking for one car. There is an existing dropped kerb adjacent to the driveway access.

The plot measures approx. 690m², on which the house has a footprint of approx. 84m². The rear curtilage of the property measures approx. 346m², which includes off-street parking area & hardstanding/ patio and garden room measuring approx. 109m² in total, with the remaining area being soft landscaping: lawn, shrubs, vegetable gardens etc. The front garden measures approx. 260m².

The cottage itself is a detached 2-bedroom cottage, constructed c1913; with living accommodation at ground level and floored attic storage space. The simple form and limited material palette providing a strong aesthetic. The external walls are white-washed painted stone & traditional harling roughcast. The roof tiles are dark grey clay flat profile tile. All timber windows, doors and trims are painted dark grey.

PROPOSED WORKS:

My clients are proposing to extend their property to meet the needs of modern family living, with a single storey extension across the rear, housing a new open plan kitchen diner, new utility space.

Whilst the proposed extension (Class 1A) and garage (Class 3A) satisfy most of the criteria for Permitted Development (PD); both marginally exceed the max overall height of 4m from adjacent ground level. In the proposed extension, whilst the ridge of the roof is at the 4m max, the ridge on the gable walls extends approx. 200mm above this. The garage exceeds this height, only when measured to the garden side, which is not visible from the street. Whilst we feel both are mitigated by the relative topography of the plot, we do note the garage is located forward of the side elevation, which has a frontage to the road, and as such Full Planning Permission is required.

Design: The proposed extension has been sensitively designed to both mimic the traditional form & material palette of existing cottage; whilst being of a size & scale that will minimise its visible impact to the street frontage and ensure it does not over dominate the existing property/ plot or adversely impact neighbouring properties.

Upon entering through the main door, you will have a direct line of sight through new glazed doors, to both the new extension and to the garden beyond. The new living space will have a vaulted ceiling, with exposed timbers and roof lights over, which will delineate the function of the space. Large fully glazed doors will give direct access to the garden area, whilst the new boot room/ utility space, will provide a new 'backdoor' entrance for the owners. This has been recessed to provide shelter over, whilst maintaining the purity of the building form.

From the road, the proposal includes for widening the existing driveway access, replacing the existing pillars and metal gate, with a new electrical sliding gate. The preference is for a galvanised metal frame & mechanism, with timber infill, the height no greater than existing. The existing dropped kerb to be retained. The new gate will allow access to an extended driveway and new garage space. The form & external finishes of the garage to match the house & extension. To facilitate the wider driveway, a small tree will need to be removed, as identified on the drawings. The works will utilise the existing dropped kerb arrangement, so no requirement for Roads consent.

Size, Form & Massing: The proposed extension will extend a max 4m out from the rear elevation, across the full width of the cottage, approx. 10.25m. The extension will mimic the form of the existing cottage, with a dual pitched roof over, at approx. 30°pitch, abutting prominent gables that extend above the roofline, at each end. The new roof abuts the existing cottage below the eaves, allowing the existing roof form and edge detail to be maintained. A new valley gutter extends the length of this junction and is expressed on elevation as a darker material, recessed from the gables.

External Material & Finishes: The proposed extension & garage will be finished in materials to match/ complement the existing property, and include:

- New flat profile/ thin edge concrete, interlocking roof tile (Marley Duo Edgemere/ Modern or similar, Anthracite grey), with associated trims/ fixings.
- New white rendered blockwork external wall (*either* acrylic render system or painted traditional harling)
- Complementary black/anthracite powder coated metal trims/ flashings forming cope to gable wall, to match windows & door frames.
- New black/ anthracite facing brick, defining the junctions with existing cottage and any recesses in main 'form'.

- New black/ anthracite metal framed window /doors
- New black/ anthracite UPVC framed window /doors
- New rooflight (Velux or similar)
- New black fascia/ soffit boards & rainwater goods
- New black/ anthracite metal 'up & over' garage door
- New electric sliding gate: metal frame/ mechanism with timber infill

Site Coverage: The proposed extension has footprint of 41m², which represents approx. 11.8% of the rear curtilage. The proposed garage and extended off-street parking measure approx. 88.4m², 51m² greater than the existing. Overall, the footprint of the existing house, proposed extension, and all new & existing hard landscaped areas, represent approx. 41% of the whole site area.

Impact of Daylight/ Sunlight & Overshadowing: The proposals will not adversely affect provision of natural daylight to, nor overshadow any adjacent properties.

Overlooking & Privacy: The proposed extension will not overlook any adjacent property, and its orientation will minimise the risk of being overlooked.

We believe the scale, form & material choice of the proposed extension respects both the style & traditional character of the main house and surrounding area and the proposals will not adversely impact the neighbouring properties.

We trust these proposals are acceptable to you.

CMcGuigan Architects 27th October 2023